



## 2 Bank End Knoll

Brockholes, Holmfirth, HD9 7BF

**Chain Free**  
**£875,000**

A unique, Grade II listed, character filled four bedroom family home in this exclusive rural position with beautiful views and a large plot of approximately an acre with two stables and a tack room. With lovely walks from the door; the property is located in this private, secluded position whilst being extremely close to all the local amenities with the majority of the accommodation to the ground floor. Briefly comprises entrance, downstairs wc and family bathroom, farmhouse kitchen, utility, double height lounge and dining room. First floor master bedroom, ensuite, dressing room and snug with large attic. There are also three ground floor double bedrooms and an integral double garage. The current owners have secured planning permission to create a large entrance hallway linking the ground floor accommodation and creating an inner sheltered courtyard.

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- MOTIVATED VENDOR KEEN TO SELL DUE TO COMMITMENTS
- FAR REACHING HOLME VALLEY VIEWS
- BEAUTIFUL CHARACTER FILLED FOUR BEDROOM CHARACTER HOME
- PLANNING PERMISSION FOR EXTENSIVE REMODEL
- STUNNING DOUBLE HEIGHT LOUNGE/DINING HALL
- LARGE GARDENS/PLOT OF APPROXIMATELY AN ACRE

## IMPORTANT NOTE

### Entrance

### Downstairs WC/Cloakroom

5'10" x 5'10" (1.78m x 1.78m)

### Dining Kitchen

23'7" x 13'4" (7.19m x 4.06m)

### Utility

11'5" x 4'4" (3.48m x 1.32m)

### Integral Garage

20'2" x 14'7" (6.15m x 4.45m)

### Lounge/Dining Room

31'8" x 18'8" (9.65m x 5.69m)

### First Floor Landing/Snug Area

19'3" x 10'1" (5.87m x 3.07m)

### Loft/Attic

8'11" x 7'1" average/approx (2.72m x 2.16m average/approx)

### Master Bedroom

14'0" x 13'2" (4.27m x 4.01m)

### Ensuite

11'7" x 10'1" (3.53m x 3.07m)

### Dressing Room

10'6" x 9'11" (3.20m x 3.02m)

### Ground Floor Bedroom Area

### Bedroom 4

13'2" x 9'4" (4.01m x 2.84m)

### Family Bathroom

9'11" x 5'8" (3.02m x 1.73m)

### Bedroom 2

15'6" x 12'2" (4.72m x 3.71m)

### Bedroom 3

12'3" x 11'1" (3.73m x 3.38m)

### Land and Gardens

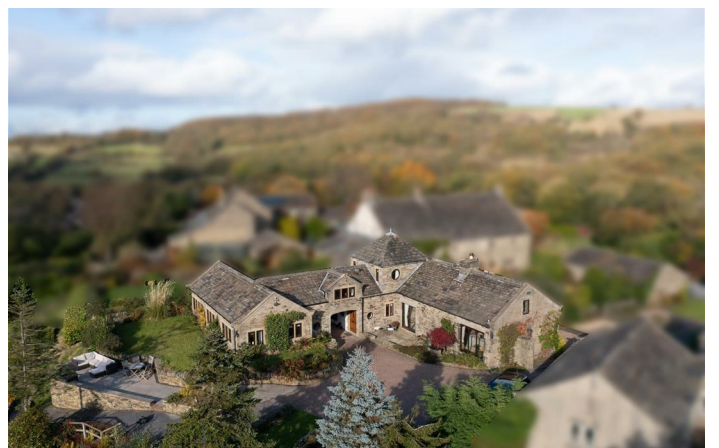
### Off Road Parking and Garage

### Planning Permission

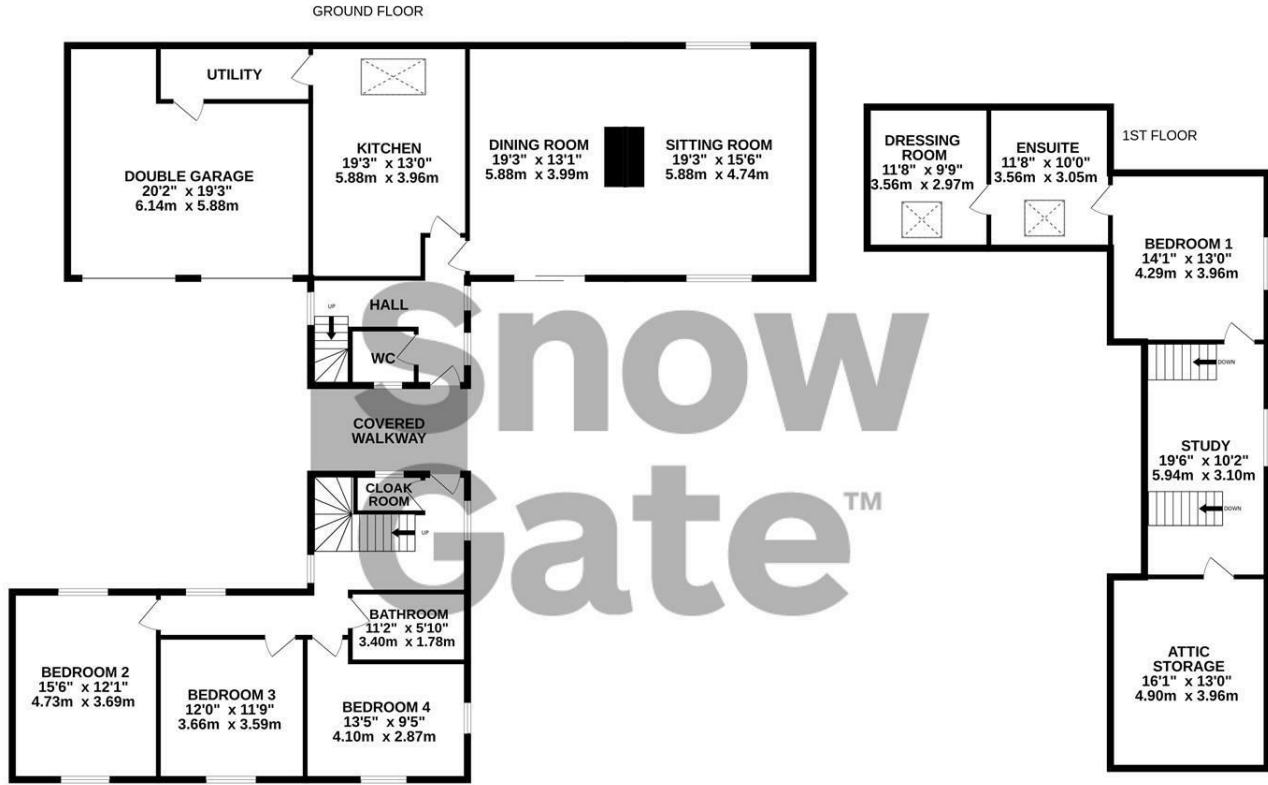


## Directions

Bank End Knoll is accessed off Thurstonland Bank and the property can be found on the left hand side.



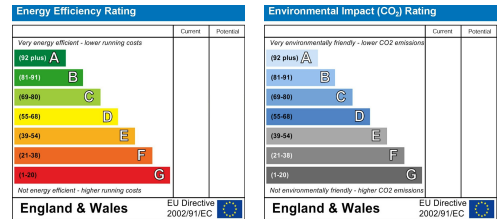
# Floor Plan



TOTAL FLOOR AREA : 2825 sq.ft. (262.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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